

**Supplemental Reporting Document  
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June 2006 Investment Committee Meeting  
(April 2006 Reporting Period)**

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CURRENT STATUS OF ALL COMPLETED CALPERS REAL ESTATE EQUITY TRANSACTIONS FOR MARCH 2006

ADVISOR	PROPERTY TYPE	PROPERTY NAME	CITY	STATE	MOST RECENT APPRAISED VALUE *	ACQUISITION DATE **	DISPOSITION DATE **	HISTORIC COST *	CALPERS EQUITY SHARE OF TRANSACTION AMOUNT	ESTIMATED AFTER FEE IRR *	STATUS/ COMMENTS
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DISPOSITIONS

Blackrock Realty	Apartment	Regency at Skyport condominium - p/s	San Jose	CA	N/A	05/19/00	03/03/06	N/A	1,493,646	N/A	Disposition
Blackrock Realty	Apartment	Regency at Skyport condominium - p/s	San Jose	CA	N/A	05/19/00	03/10/06	N/A	983,247	N/A	Disposition
CalWest/RREEF	Industrial	Bay View Industrial - Hesperian - p/s	Hayward	CA	N/A	10/01/00	03/15/06	N/A	1,018,709	N/A	Disposition
Blackrock Realty	Apartment	Regency at Skyport condominium - p/s	San Jose	CA	N/A	05/19/00	03/17/06	N/A	1,252,986	N/A	Disposition

Total : - - 4,748,588

ACQUISITIONS \*\*\*

LaSalle/CalEast	Industrial	Centerpoint Properties Trust	Oak Brook	IL	N/A	03/08/06	N/A	N/A	2,527,697,730	12.0%	Acquisition
LaSalle/CalEast	Industrial	Aeroterm - South Bend	South Bend	IN	N/A	03/14/06	N/A	N/A	906,700	12.3%	Acquisition
AEW	Senior Housing	Parc at Buckhead	Atlanta	GA	N/A	03/30/06	N/A	N/A	6,818,863	12.2%	Acquisition

Total : 2,535,423,293

Footnotes

- \* The most recent appraised values and historic cost values represent CalPERS' share only.
- \* Based upon data provided by partners.
- \*\* Based on funding settlement date.
- \*\*\* See brief descriptions - As attached.

## **NEW ACQUISITION SUMMARY**

**Advisor Name:** LaSalle Investment Management

**Property Name:** CenterPoint Properties Trust

**City, State:** Oak Brook, Illinois

**Ownership:** 97%

**Acquisition Date:** December 7, 2005 (announced) / March 8, 2006 (closed)

**Total Project Size:** 31.9 million square feet of industrial buildings and 1,900 acres of land

**Net Rentable Square Feet:** 31.9 million square feet

**Project Purchase Price (CalPERS Equity):**

Equity\*: \$2,527,697,730

Assumed Debt\*\*: \$762 million (rounded)

Gross Purchase Price\*: \$3,290 million (rounded)

\*CalPERS share only

\*\*97% of assumed debt

**Leverage Portion of Purchase (based on the above calculations)\*: 23%**

**Property Highlights/Investment Summary:**

**Property location, sub-market description:** CenterPoint's properties are located in the greater Chicago regional market which encompasses the counties of Cook, DuPage, Kane, Lake, McHenry, Will, Grundy, Kendall and DeKalb in Illinois, Lake County in Indiana and Kenosha County in Wisconsin.

**Property features, year built, developer, building type/class, square footage, parking details.**

**Energy saving features, etc.:** The properties in the portfolio are primarily warehouse and distribution facilities. At December 31, 2005, CenterPoint's investment portfolio consisted of 201 properties, totaling approximately 31.9 million square feet.

**Summary leasing details, percentage leased, and historical lease rate percentages:** The leases for the warehouse and other industrial properties have terms between one and 13 years, with a weighted average remaining lease term, weighted on current rent, of approximately 4.5 years. At December 31, 2005, the overall percentage leased was approximately 80%. Select Fortune 500 tenants include: Boeing, Walgreens, Sears Holdings, Motorola, Allstate, Abbott Laboratories, Bank One Corp., Sara Lee, McDonald's, UAL, Exelon, OfficeMax, Aon, Baxter International, R.R. Donnelley & Son's, Fortune Brands, CDW, W.W. Grainger, Caterpillar, and WM Wrigley.

**Projected After Fee Internal Rate of Return:**

12% after-fee

13% pre-fee

## **NEW ACQUISITION SUMMARY**

**Advisor Name:** LaSalle Investment Management

**Property Name:** Aeroterm South Bend

**City, State:** South Bend, Indiana

**Ownership:** CalEast, through Cargo Acquisition Company, LLC

**Acquisition Date:** March 14, 2006

**Total Project Size:** 45,440 square feet

**Net Rentable Square Feet:** 45, 440 square feet

**Project Purchase Price (CalPERS Equity)\*:** \$906,700

**Leverage Portion of Purchase\*:** 50%

### **Property Highlights/Investment Summary:**

#### **Property location, sub-market description:**

On-airport air cargo facility at 5301 Lincoln Way West, South Bend, IN (in the South Bend Regional Airport)

#### **Property features, year built, developer, building type/class, square footage, parking details.**

##### **Energy saving features, etc.:**

The 45,440 square foot cargo facility has plane ramp access, 16' to 18' clear heights and was built in 1991 of split face concrete with pre-engineered metal.

#### **Summary leasing details, percentage leased, and historical lease rate percentages:**

100% of the building is leased to FedEx through 2021, with one 5-year renewal option and a termination option in 2016 which includes a substantial termination fee.

#### **Projected After Fee Internal Rate of Return:**

*(Please provide a leveraged IRR when using property level debt – supply only one IRR.)*  
12.3%

\*CalPERS' Share Only

## **NEW ACQUISITION SUMMARY**

**Advisor Name:** AEW Capital Management, LP

**Property Name:** Parc at Buckhead

**City, State:** Atlanta, Georgia

**Ownership:** AEW Senior Housing, LLC – 85%; Parc Communities – 15%

**Acquisition Date:** March 30, 2006

**Total Project Size:** Speculative Development – 193 Units

**Net Rentable Square Feet:** N/A

**Project Purchase Price (CalPERS Equity)\*:** \$6,818,863 (please see comments below)

**Leverage Portion of Purchase\*:** \$33,349,750

### **Property Highlights/Investment Summary:**

#### **Property location, sub-market description:**

The Property is located at the intersection of Lenox Road and Phipps Boulevard behind Phipps Plaza and across the Buckhead loop from the Ritz Carlton in Buckhead. This is a ground zero location within the highly desirable Buckhead submarket of Atlanta.

#### **Property features, year built, developer, building type/class, square footage, parking details. Energy saving features, etc.:**

The Property consists of 1.2 acres of land. The Venture will develop a luxury independent senior community which will contain approximately 292,300 Gross SF with 193 units in a 22 story building. The project design team includes the architectural firm of CORCORAN-OTA Group, Jordan & Skala Engineers, Inc. for MEP & Fire design, and the structural engineering firm of Pruitt Eberly Stone. The pre-selected general contractor, Choate Construction (Choate), is an 18 year old firm with an outstanding record of meeting 100% of their agreed-to completion dates, as confirmed by their bonding company (Zurich) and principal construction lender (Wachovia).

#### **Projected After Fee Internal Rate of Return:**

*(Please provide a leveraged IRR when using property level debt – supply only one IRR.)*

Projected CalPERS Leveraged Post-Fee IRR = 12.20%

#### **\*CalPERS' Share Only**

Note: This is a development project. Initial CalPERS Equity Funding at time of purchase was \$6,818,083; return of excess CalPERS funding was \$77,649; total CalPERS Equity Funding Commitment for the project is \$13,120,664.

**INTERNAL PROGRAMS**  
**Alternative Investment Management (AIM) Program**  
**Transactions - April 2006**

<b>Partnerships</b>	<b>Date</b>	<b>Transaction</b>	<b>Amount</b>
ArcLight Energy Partners Fund II	4.28.06	Capital call	\$6,818,828.00
Audax Private Equity II	4.27.06	Capital call	\$2,242,143.00
Aurora Equity Partners	4.3.06	Capital call	\$25,849.00
Aurora Equity Partners II	4.3.06	Capital call	\$134,299.00
Aurora Equity Partners III	4.3.06	Capital call	\$555,287.00
Avenue Special Situations IV	4.13.06	Capital call	\$22,265,103.00
Blackstone Capital Partners III	4.17.06	Capital call	\$164,951.00
Blackstone Capital Partners IV	4.17.06	Capital call	\$18,333,413.00
Blackstone Capital Management III	4.24.06	Capital call	\$100,354.00
Blackstone Capital Management V	4.13.06	Capital call	\$1,113,099.00
Blackstone Mezzanine Fund	4.17.06	Capital call	\$2,244,994.00
Blum Strategic Partners III	4.27.06	Capital call	\$6,167,763.00
CalPERS/PCG Corporate Partners	4.3.06	Capital call	\$996,250.00
Carlyle Asia Growth Partners III	4.3.06	Capital call	\$4,521,526.00
Carlyle Asia Venture Partners II	4.17.06	Capital call	\$2,073,171.00
Carlyle Europe Partners II	4.6.06	Capital call	\$3,700,927.00
Carlyle Partners IV	4.10.06	Capital call	\$14,090,992.00
Carlyle Riverstone Global Energy and Power Fund III	4.3.06	Capital call	\$7,595,046.00
Carlyle Strategic Partners	4.17.06	Capital call	\$8,051,521.00
California Emerging Ventures	4.7.06	Capital call	\$5,533,500.00
	4.12.06	Capital call	\$369,643.00
	4.27.06	Capital call	\$428,500.00
California Emerging Ventures II	4.6.06	Capital call	\$4,725,890.00
	4.17.06	Capital call	\$746,730.00
	4.19.06	Capital call	\$507,300.00
	4.20.06	Capital call	\$5,247,060.00
	4.26.06	Capital call	\$1,760,240.00

**INTERNAL PROGRAMS**  
**Alternative Investment Management (AIM) Program**  
**Transactions - April 2006**

<b>Partnerships</b>	<b>Date</b>	<b>Transaction</b>	<b>Amount</b>
California Emerging Ventures III	4.6.06	Capital call	\$3,097,000.00
	4.11.06	Capital call	\$940,000.00
	4.14.06	Capital call	\$950,900.00
	4.19.06	Capital call	\$2,380,200.00
	4.27.06	Capital call	\$1,133,100.00
Clarus Lifesciences I	4.3.06	Capital call	\$1,800,000.00
CVC Asia Pacific II	4.27.06	Capital call	\$2,484,451.09
DFJ Frontier	4.3.06	Capital call	\$1,000,000.00
Dominion V	4.25.06	Capital call	\$1,200,000.00
Doyle & Boissiere	4.5.06	Capital call	\$140,935.00
EuclidSR Biotechnology	4.3.06	Capital call	\$1,500,000.00
FFC III	4.3.06	Capital call	\$118,621.00
First Reserve X	4.25.06	Capital call	\$10,207,423.00
Granite Global II	4.13.06	Capital call	\$3,000,000.00
Ironbridge 2003/4	4.13.06	Capital call	\$1,231,600.00
ITU Ventures III	4.12.06	Capital call	\$1,487,500.00
Lexington IV	4.3.06	Capital call	\$1,650,163.00
Lexington V	4.19.06	Capital call	\$755,987.00
Lighthouse V	4.12.06	Capital call	\$1,500,000.00
	4.27.06	Capital call	\$1,500,000.00
Lime Rock III	4.28.06	Capital call	\$1,550,905.00
Lombard Pacific Partners	4.13.06	Capital call	\$643,500.00
Madison Dearborn Capital Partners IV	4.20.06	Capital call	\$2,787,413.00
	4.20.06	Capital call	\$154,561.00
Newbridge Asia IV	4.26.06	Capital call	\$17,427,788.00
NGEN II	4.17.06	Capital call	\$28,748.54
Nogales Investors I	4.17.06	Capital call	\$151,602.89

**INTERNAL PROGRAMS**  
**Alternative Investment Management (AIM) Program**  
**Transactions - April 2006**

<b>Partnerships</b>	<b>Date</b>	<b>Transaction</b>	<b>Amount</b>
Oak Hill Capital Partners II	4.10.06	Capital call	\$750,000.00
OCM Opportunities Fund VI	4.7.06	Capital call	\$3,750,000.00
Opportunity Capital Partners IV	4.11.06	Capital call	\$500,499.00
Palladium Partners III	4.11.06	Capital call	\$2,806,756.80
Pharos Partners II	4.10.06	Capital call	\$625,000.00
Pinnacle Ventures II	4.7.06	Capital call	\$2,398,642.00
Prospect Ventures Partners II	4.12.06	Capital call	\$4,000,000.00
Prospect Ventures Partners III	4.26.06	Capital call	\$2,000,000.00
Q Street Management	4.24.06	Capital call	\$518,708.00
Quadrangle Partners II	4.10.06	Capital call	\$900,000.00
	4.27.06	Capital call	\$8,000,000.00
RockPort Capital Partners II	4.13.06	Capital call	\$359,784.84
Safeguard International Fund	4.18.06	Capital call	\$98,854.43
T3 Partners II	4.11.06	Capital call	\$1,590,460.00
TA Associates X	4.25.06	Capital call	\$3,500,000.00
Thomas Weisel Healthcare	4.28.06	Capital call	\$3,228,426.00
Ticonderoga e-Services II	4.5.06	Capital call	\$490,099.00
TowerBrook II	4.5.06	Capital call	\$977,328.00
	4.20.06	Capital call	\$11,055,542.00
TPG Biotechnology Partners	4.27.06	Capital call	\$4,759,207.00
TPG Partners IV	4.11.06	Capital call	\$726,437.00
	4.26.06	Capital call	\$5,172,414.00
United States Power Fund II	4.13.06	Capital call	\$2,743,290.00
Welsh Carson Anderson & Stowe X	4.21.06	Capital call	\$3,500,000.00
Yucaipa Corporate Initiatives Fund I	4.13.06	Capital call	\$3,750,649.00
<b>TOTAL CAPITAL CALLS</b>			<b>\$249,538,874.59</b>
<b>TOTAL DISTRIBUTIONS</b>			<b>\$114,974,974.77</b>



INTERNAL PROGRAMS		
Alternative Investment Management (AIM) Program		
Summary of Investments Completed Under Delegated Authority		
Item	Name of Investment	Commitment
Attachment 1	Madison Dearborn Capital Partners V, L.P.	\$300 million
Attachment 2	Nogales Investors Fund II, L.P.	Up to \$50 million
Attachment 3	TA Associates X, L.P.	\$100 million
Attachment 4	TA Subordinated Debt Fund II, L.P.	\$65 million

**Alternative Investment Management Program  
Executive Summary of Action Taken  
Under Delegation of Authority**

**Madison Dearborn Capital Partners V, L.P.**

**Action:**

Commit \$300 million to Madison Dearborn Capital Partners V, L.P. (the "Fund").

**Background:**

Madison Dearborn Partners ("Firm" or "MDCP") is a Chicago-based middle market buyout firm raising its fifth fund, Madison Dearborn Capital Partners V, L.P. The Fund will target management buyouts of profitable, market leading companies in mature, stable industries that have either strong, competitive positions or a demonstrated ability to grow rapidly. The Fund will seek to invest between \$100 and \$600 million of equity into a single transaction in the Firm's five target sectors: Basic industries, Communications, Consumer, Financial Services, and Healthcare. The Fund will primarily focus on the United States, but will opportunistically invest in foreign companies that are market leaders in the Firm's target industries. The Fund had its final close in May 2006, closing on \$6.5 billion of commitments.

This commitment is consistent with the AIM Program Strategic Review because it represents the continued support of one of our top performing private equity partners.

**Key Principals:**

- **John Canning, Jr., Chairman and Chief Executive Officer.** Prior to co-founding MDCP, Mr. Canning spent 24 years with First Chicago Corporation, most recently as Executive Vice President of The First National Bank of Chicago and President of First Chicago Venture Capital. He has more than 25 years of private equity investing experience. Mr. Canning earned his J.D. from Duke University and a bachelor degree from Denison University.
- **Samuel Mencoff, Co-President.** Prior to co-founding the Firm, Mr. Mencoff was with First Chicago Venture Capital for 11 years. He has more than 24 years of experience in private equity investing with a particular focus on investments in the basic industries sector. Mr. Mencoff earned his M.B.A from Harvard Business School and his bachelor's degree from Brown University.

- **Paul Finnegan, Co-President.** Prior to co-founding the Firm, Mr. Finnegan was with First Chicago Venture Capital for ten years. Previously, he held a variety of marketing positions in the publishing industry, both in the United States and in Southeast Asia. Mr. Finnegan has more than 23 years of experience in private equity investing with a particular focus on investments in the communications industry. Mr. Finnegan earned his M.B.A from Harvard Business School and his bachelor's degree from Harvard College.

#### **Analysis:**

- **MDCP has demonstrated the ability to generate attractive returns through market cycles.** The Firm began managing outside capital in 1993 and has generated top quartile performance over its 13 year history. MDCP manages over \$7.6 billion across four funds that invested through multiple market cycles.
- **The Firm's investment professionals have strong networks with executives and bankers in the Fund's target industries.** MDCP has developed an extensive network in the Firm's target industries of basic industries, communications, consumer, financial services, and healthcare. The Firm has historically structured themselves around these core industries, providing access to attractive investment opportunities and insight on operational improvements that create value.
- **The Firm is led by a group of experienced investment professionals.** MDCP has 24 investment professionals focused on private equity, with nine of the original founders still active in the Firm. The senior professionals average over 19 years of private equity experience and have a broad range of industry and financial experience.

#### **Litigation:**

According to MDCP, there is no current, threatened, or pending litigation against the Firm that may have an adverse effect on the Fund.

#### **Delegation Resolution Compliance:**

This decision complies with CalPERS Delegation No: 00-02 BD (A)1(d).

#### **Due Diligence Report:**

Staff has received a Due Diligence Report on this transaction from Hamilton Lane.

**Alternative Investment Management Program  
Executive Summary of Action Taken  
Under Delegation of Authority**

**Nogales Investors Fund II, L.P.**

**Action:**

Commit up to \$50 million to Nogales Investors Fund II, L.P. (the “Fund”).

**Background:**

Nogales Investors (“Firm” or “Nogales”) is a Los Angeles-based small and middle market buyout firm raising its second fund, Nogales Investors Fund II, L.P. The Fund will seek to investment between \$5 and \$20 million in small to medium sized businesses across the United States. Transaction types will include management buyouts, build-ups, acquisitions, growth financings and recapitalizations where the Fund has either a control or substantial non-control ownership position. In addition to capital, Nogales will provide strategic and operation direction to the entrepreneurs of the Fund investments. The Fund is targeting \$250 million in commitments.

This commitment is consistent with the AIM Program Strategic Review because it represents the continued support of one of our emerging managers.

**Key Principals:**

- **Luis Nogales, Managing Partner.** Prior to founding Nogales, Mr. Nogales built an extensive and successful record as a senior operating executive and a private equity investor, serving as President of Univision, the preeminent U.S. Spanish language television network, President and Chief Executive Officer of United Press International, Principal of the Lombard/Nogales Radio Fund, and Senior Advisor to the Deutsche Bank Private Equity Latin America Group. He received several U.S. Presidential appointments, including his appointment as a White House Fellow in 1972. Mr. Nogales received his J.D. degree from the Stanford Law School and his bachelor’s degree from San Diego State University.
- **Mark Michelson, Partner.** Before joining the Firm, Mr. Michelson was a Partner and Head of Corporate Finance at Levine Leichtman Capital Partners, a firm focused on providing growth and expansion capital to middle market companies. Prior to Levine Leichtman Capital Partners, he was an Investment Analyst at the Union Venture Corporation. Mr. Mickelson received his M.B.A from the University of California at Los Angeles and his bachelor’s degree from the University of Redlands.

**Analysis:**

- **Nogales is implementing a unique investment strategy.** The Fund is targeting investment opportunities that have historically been overlooked by traditional sources of capital. The Fund will provide flexible capital to entrepreneurs seeking to expand operations and grow the company. This unique investment strategy will help the Fund source and invest in companies with limited competition.
- **The Firm is a leading US emerging manager.** The principals of Nogales have executed on the Fund's investment strategy and developed a team of experienced professionals. Nogales has developed a strong brand name among entrepreneurs in Fund's target markets. The Fund will benefit from the team cohesion and brand recognition developed over the last fund.
- **The Fund is led by a group of experienced investment professionals.** The Firm's investment professionals have developed strong networks with executives and bankers in the Fund's target industries. In addition, Nogales' operating and financial expertise will be critical in helping the Fund's portfolio companies achieve top line and bottom line growth.

**Litigation:**

According to Nogales, there is no current, threatened, or pending litigation against the Firm that may have an adverse effect on the Fund.

**Delegation Resolution Compliance:**

This decision complies with CalPERS Delegation No: 00-02 BD (A)1(e).

**Due Diligence Report:**

Staff has received a Due Diligence Report on this transaction from LP Capital Advisors.

**Alternative Investment Management Program  
Executive Summary of Action Taken  
Under Delegation of Authority**

**TA Associates X, L.P.**

**Action:** Commit \$100 million to TA Associates X, L.P. (the “Fund”).

**Background:**

TA Associates (“TA” or the “Firm”) is an established growth equity investor with offices in Menlo Park, Boston, and London. The Firm is raising its tenth fund to focus on equity investments in companies with enterprise values between \$150 million and \$750 million in growth industries. Although TA invests in many industries, the Firm does focus on technology, financial and business services, healthcare, and consumer products.

The Fund has a target fund size of \$3 billion.

**Key Principals:**

- **Jeffrey T. Chambers, Managing Director.** Before joining TA Associates in 1980, Jeff was a management consultant for Meredith Associates. Jeff received a BA degree, cum laude, in Economics from Harvard College and an MBA from Stanford University Graduate School of Business.
- **Michael C. Child, Managing Director.** Prior to joining TA Associates in 1982, Michael was a product manager at ROLM Corporation, a strategic planning consultant at the Boston Consulting Group, and a production engineer at Hewlett-Packard Company. Mike received a BS degree in Electrical Engineering from the University of California at Davis and an MBA from Stanford University Graduate School of Business.
- **C. Kevin Landry, Managing Director.** Kevin joined TA Associates in 1968, becoming a General Partner in 1972, Managing Partner in 1982 and CEO upon incorporation. He received a BA degree in Economics from Harvard University and an MBA degree from the Wharton School of Finance.
- **Brian Conway, Managing Director.** Prior to joining TA in 1984, Brian worked in the Investment Banking division of Merrill Lynch. He received a BA from Amherst College and a MBA from Stanford University Graduate School of Business.

**Analysis:**

- **TA Associates has utilized a focused and stable strategy that is quite successful.** TA has a history of originating proprietary opportunities through its proactive approach. TA's strategy, which combines pro-active cold calling with continuous monitoring of companies in industries of interest, has proven to be successful.
- **The Firm has an experienced Investment Team.** TA has a very stable and deep team of 47 investment professionals. The 13 Managing Directors have more than 250 years of experience and have been at TA an average of 20 years.
- **Successful Track Record.** TA has demonstrated a disciplined and conservative investment approach that has produced consistent top quartile returns across a broad spectrum of investments over a 20 year period.

**Litigation:**

TA Associates has indicated there is no current, threatened, or pending litigation against TA Associates, the Principals, or any affiliated entity.

**Delegation Resolution Compliance:**

This decision complies with CalPERS Delegation No: 00-02 BD (A)1(d).

**Due Diligence Report:**

Staff has received a Due Diligence Report on this transaction from Grove Street Advisors, LLC.

**Alternative Investment Management Program  
Executive Summary of Action Taken  
Under Delegation of Authority**

**TA Subordinated Debt Fund II, L.P.**

**Action:** Commit \$65 million to TA Subordinated Debt Fund II, L.P. (the “Fund”).

**Background:**

TA Associates (“TA” or the “Firm”) is a 37 year old private equity firm with offices in Menlo Park, Boston, and London. The Firm is raising its second fund to focus on subordinated debt and mezzanine finance to middle-market growth companies. The fund will primarily provide financing to companies which TA X, the Firm’s growth capital fund, is making an equity investments. Although TA invests in many industries, the Firm does focus on technology, financial and business services, healthcare, and consumer products.

The Fund is targeting a \$750 million fund size.

**Key Principals:**

- **Jeffrey T. Chambers, Managing Director.** Before joining TA Associates in 1980, Jeff was a management consultant for Meredith Associates. Jeff received a BA degree, cum laude, in Economics from Harvard College and an MBA from Stanford University Graduate School of Business.
- **Michael C. Child, Managing Director.** Prior to joining TA Associates in 1982, Michael was a product manager at ROLM Corporation, a strategic planning consultant at the Boston Consulting Group, and a production engineer at Hewlett-Packard Company. Mike received a BS degree in Electrical Engineering from the University of California at Davis and an MBA from Stanford University Graduate School of Business.
- **C. Kevin Landry, Managing Director.** Kevin joined TA Associates in 1968, becoming a General Partner in 1972, Managing Partner in 1982 and CEO upon incorporation. He received a BA degree in Economics from Harvard University and an MBA degree from the Wharton School of Finance.
- **Brian Conway, Managing Director.** Prior to joining TA in 1984, Brian worked in the Investment Banking division of Merrill Lynch. He received a BA from Amherst College and a MBA from Stanford University Graduate School of Business.



**Analysis:**

- **TA Associates has utilized a focused and stable strategy that is quite successful.** TA has a history of originating proprietary opportunities through its proactive approach. TA's strategy, which combines pro-active cold calling with continuous monitoring of companies in industries of interest, has proven to be successful.
- **The Firm has an experienced Investment Team.** TA has a very stable and deep team of 47 investment professionals. The 13 Managing Directors have more than 250 years of experience and have been at TA an average of 20 years.
- **Successful Track Record.** TA has demonstrated a disciplined and conservative investment approach that has produced consistent top quartile returns across a broad spectrum of investments over a 20 year period.

**Litigation:**

TA Associates has indicated there is no current, threatened, or pending litigation against TA Associates, the Principals, or any affiliated entity.

**Delegation Resolution Compliance:**

This decision complies with CalPERS Delegation No: 00-02 BD (A)1(d).

**Due Diligence Report:**

Staff has received a Due Diligence Report on this transaction from Grove Street Advisors, LLC.

## **INTERNALLY MANAGED DERIVATIVE TRANSACTIONS SUMMARY**

(\$ Millions)

March 31, 2006

<b><u>SECURITY TYPE</u></b>	<b><u>NOTIONAL</u></b>
FUTURES PURCHASES	\$1.1
FUTURES SALES	\$1.6
INTEREST RATE SWAP PURCHASE	\$0.0